

133.A

Map

0004

Block

0002.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 792,600 /

USE VALUE: 792,600 /

ASSESSed: 792,600 /

Total Card /

Total Parcel

792,600

792,600

792,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		CHURCHILL AVE, ARLINGTON

OWNERSHIP

Owner 1:	BROWN HOWARD M			
Owner 2:	ALEXANDER BONNIE J			
Owner 3:				
Street 1:	57 CHURCHILL AVE #2			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02476	Type:		

PREVIOUS OWNER

Owner 1:	DROTAR JOHN W & LAETITIA -			
Owner 2:	-			
Street 1:	57 CHURCHILL AVE #2			
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		
Postal:	02476			

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1928, having primarily Wood Shingle Exterior and 1921 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7533																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	788,600	4,000		792,600
Total Card	0.000	788,600	4,000		792,600
Total Parcel	0.000	788,600	4,000		792,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	412.60	/Parcel:	412.60

Legal Description

User Acct

250468

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date

03/13/17

Parcel ID

133.A-0004-0002.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	788,600	4000	.		792,600		Year end	12/23/2021
2021	102	FV	765,700	4000	.		769,700		Year End Roll	12/10/2020
2020	102	FV	754,200	4000	.		758,200	758,200	Year End Roll	12/18/2019
2019	102	FV	669,800	4000	.		673,800	673,800	Year End Roll	1/3/2019
2018	102	FV	623,900	4000	.		627,900	627,900	Year End Roll	12/20/2017
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2016	102	FV	569,000	4000	.		573,000	573,000	Year End	1/4/2016
2015	102	FV	517,500	4000	.		521,500	521,500	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
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BINGHAM TARA,	63067-391		12/16/2013		601,000	No	No		
LOMBARDI KEITH	56614-448		3/17/2011		517,500	No	No		
	41082-234		10/1/2003		476,750	No	No		

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/11/2010	626	Manual	2,300					LAUNDRY ROOM

ACTIVITY INFORMATION

Date	Result	By	Name
3/13/2017	Meas/Inspect	DGM	D Mann
5/17/2004	External Ins	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

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Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry

Type:	99 - Condo Conv		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1928	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G12	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES	
Kits: 1	Rating: Very Good
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	60.000000000
Name:	

RESIDENTIAL GRID												
1st Res Grid		Desc: Line 1								# Units 1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals				RM: 8				BR: 4		Baths: 2		HB

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	2
Totals			
1	8	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.6 %

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.19659030
Const Adj.:	0.99989998
Adj \$ / SQ:	364.924
Other Features:	90000
Grade Factor:	1.10
NBHD Inf:	0.94999999
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	826614
Depreciation:	38024
Depreciated Total:	788590

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00		Before Depr:	381.35
Special Features:	0		Val/Su Net:	410.52
Final Total:	788600		Val/Su SzAd	410.52

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage		D	Y	1 21X10	A	GD	1930	26.90	T	30	102			4,000		4,000

More: N	Total Yard Items:	4,000	Total Special Features:		Total:	4,000
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SUB AREA

[illegible]

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

